



Town of Merrimack, New Hampshire

Community Development Department

6 Baboosic Lake Road

Town Hall - Lower level - East Wing

Planning - Zoning - Economic Development - Conservation

603 424-3531

Fax 603 424-1408

www.merrimacknh.gov

RESULTS OF MERRIMACK PLANNING BOARD

TUESDAY, JANUARY 5, 2016

Planning Board members present: Robert Best, Alastair Millns, Tom Mahon, Desirea Falt, Vincent Russo, and Alternate Nelson Disco.

Planning Board members absent: Michael Redding, Lynn Christensen, and Alternate Jeff Sebring.

Staff present: Planning and Zoning Administrator Jillian Harris and Recording Secretary Zina Jordan.

1. Call to Order.

Robert Best called the meeting to order at 7:00 p.m. and designated Nelson Disco to sit for Michael Redding.

2. Planning & Zoning Administrator's Report.

The Board voted 6-0-0 to determine that the Prime Alternative Treatment Center Site Plan and Hilton Subdivision are not of regional impact, on a motion made by Alastair Millns and seconded by Desirea Falt.

3. Anheuser-Busch, LLC. (applicant/owner) – Review for acceptance and consideration of Final Approval for a modification to a previously approved site plan, to construct four building additions totaling 70,035 s.f. and associated site improvements at the existing brewery. The site is located at 221 D.W. Highway in the I-1 (Industrial), Aquifer Conservation Districts and 100-year and 500-year Flood Hazard Areas. Tax Map 3D, Lot 031.

Applicant was represented by: Tom Zajac, Senior Civil Engineer, Hayner/Swanson, Inc.

The Board voted 6-0-0 to accept the application for review, on a motion made by Desirea Falt and seconded by Tom Mahon.

There was no public comment.

The Board voted 6-0-0 to waive the requirements of Section 7.05(D)(4) and 7.05(D)(15) – Boundary and Topographic Survey, Section 7.05(D)(19) – Sidewalk or Paved Pedestrian Way, Sections 10.01 and 11.04(2) – Landscaping and Photometric Site Lighting Plans, and Section 7.06(A) – Recording of Plan – of the Site Plan Regulations, on a motion made by Alastair Millns and seconded by Nelson Disco.

The Board voted 6-0-0 to grant final approval, with conditions, on a motion made by Alastair Millns and seconded by Nelson Disco.

- 4. Prime Alternative Treatment Center (applicant) and ZJBV Properties LLC. (owner) –** Review for acceptance and consideration of Final Approval for an application for a Conditional Use Permit and waiver of full site plan review to permit a Medical Cannabis Alternative Treatment Center (Non-Cultivation). This site is located at 105 D.W. Highway in the I-1 (Industrial) & Aquifer Conservation District. Tax Map 2D. Lot 021-01.

Applicant was represented by: Brett Sicklick, Chief Operating Officer; and John Begin, Chief Security Officer, Prime Alternative Treatment Center.

Public comment was received from: Attorney Brian Major; Craig Weisman, S&J Motors, 60 D.W. Highway; and President William Fahey, Thomas More College, by letter.

The Board voted 6-0-0 to grant the Conditional Use Permit, with one condition, on a motion made by Alastair Millns and seconded by Desirea Falt.

The Board voted 6-0-0 to accept the application for review, on a motion made by Alastair Millns and seconded by Desirea Falt.

There was no public comment.

The Board voted 6-0-0 to waive full site plan review, with conditions, on a motion made by Alastair Millns and seconded by Tom Mahon.

The Board voted 6-0-0 to grant final approval, with conditions, on a motion made by Alastair Millns and seconded by Desirea Falt.

- 5. James M. O'Neil LLS, TF Moran Inc., (applicant) and Beverly D. Hilton Revocable Trust and George L. Hilton Revocable Trust (owners) –** Review for acceptance and consideration of Final Approval of an application for a two lot subdivision. This site is located on Tinker Road in the R-1 (Residential), and Aquifer Conservation Districts. Tax Map 2C, Lots 110 & 110-01.

Applicant was represented by: Attorney Greg Michael, Bernstein Shur; and Alex Camm, T.F. Moran

The Board voted 6-0-0 to accept the application for review, on a motion made by Desirea Falt and seconded by Tom Mahon.

The Board voted 6-0-0 to waive the requirements of Section 7.05(D)(19) – Sidewalk or Paved Pedestrian Way – of the Subdivision Regulations, on a motion made by Alastair Millns and seconded by Desirea Falt.

There was no public comment.

The Board voted 6-0-0 to grant final approval, with conditions, on a motion made by Alastair Millns and seconded by Nelson Disco.

- 6. Discussion/possible action regarding other items of concern.**

The Board voted 6-0-0 to release the two-year Hamilton Court performance bond, accept the \$15,468.48 maintenance bond, recommend acceptance of Hamilton Court by Town Council, and that the road be maintained curb to curb prior to the town accepting the road, on a motion made by Alastair Millns and seconded by Nelson Disco.

7. Approval of Minutes – December 15, 2015.

The minutes of December 15, 2015, were approved, as amended, by a vote of 6-0-0, on a motion made by Desirea Falt and seconded by Alastair Millns.

8. Adjourn.

The meeting adjourned at 8:55 p.m., by a vote of 6-0-0, on a motion made by Tom Mahon and seconded by Nelson Disco.